

Leon Freeman

From: Greg Lercel [lercelg@gmail.com]
Sent: Monday, June 30, 2014 1:43 PM
To: DRP General Plan Project
Subject: Possible rezoning of Property AIN: 5759-006-010

Follow Up Flag: Follow up
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To Whom It May Concern,

I am writing concerning the possible rezoning of property 1488 1/2 Old House Road Pasadena, CA 91107 (AIN: 5759-006-010). This property is currently zoned for open space and to my knowledge has been zoned open space since 2000. I am the owner of 1488 Old House Road (AIN: 5759-005-017) and have been since 6/11, and the above property is an empty lot right adjacent to mine. Before we bought the property in 2011, we checked the zoning of the empty lot and was informed it was zoned for open space. Last year, 1488 1/2 was going to auction for unpaid property taxes. Before the auction, I personally called the zoning department to confirm it was zoned open space, which I was told it was. I also asked if it was hard to change the zoning and they said yes. At the last minute, the owner paid up on the property taxes

Recently the owner of 1488 1/2 put the lot up for sale with plans of a 3500 SF house and 500 SF guest house. I then again called the zoning department and talked with Ayala who told me the lot zoning might possibly be changed to residential over the next year. There are several reasons why I feel this should stay open space. The property is an acre but only about 15-20% of the lot is buildable because of steep hills and a large ravine. The only buildable part of the property is right next to my house. We bought our house because of the privacy and the views. The back of our house overlooks the empty lot and a flood control basin (the property slopes downward) and we have meadow views along with views of a golf driving range, and city lights at night. That would all be lost if a home was built on that lot. Along with this, our property value would go down considerably because of the loss of views and privacy.

All the properties in the area were built in the 50's, 60's and 70's on large lots. Building a large modern house on a small buildable part of the lot would not make sense. It ruins the feel of the area and the house would be crowded next to us. The property is currently adjacent to open space North, South and East of the property. The North and South property is currently zoned for open space and the East property is a flood control basin owned by the city. It makes sense to keep 1488 1/2 open space.

If you have any further questions or would like to discuss this more, please feel free to contact me at 626-298-3123.

Sincerely,
Greg Lercel